

# Northwest Corporate Park Building U

549-B South Dawson Street, Seattle, WA 98108



Exclusively marketed by:



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# 549-B South Dawson Street Seattle, WA



# Northwest Corporate Park, Bldg U

NAI Puget Sound Properties is pleased to present an opportunity to lease a prime office/warehouse space in Georgetown.

**TOTAL SF SHELL** 29,753 SF

**OFFICE SF** 782 SF

**CLEAR HEIGHT** 22'

**DOCK DOORS** 7

**OVERSIZED RAMP DOOR** 1

**LEASE RATE** \$1.40 shell / \$1.25 office,  
NNN (2024) \$0.382

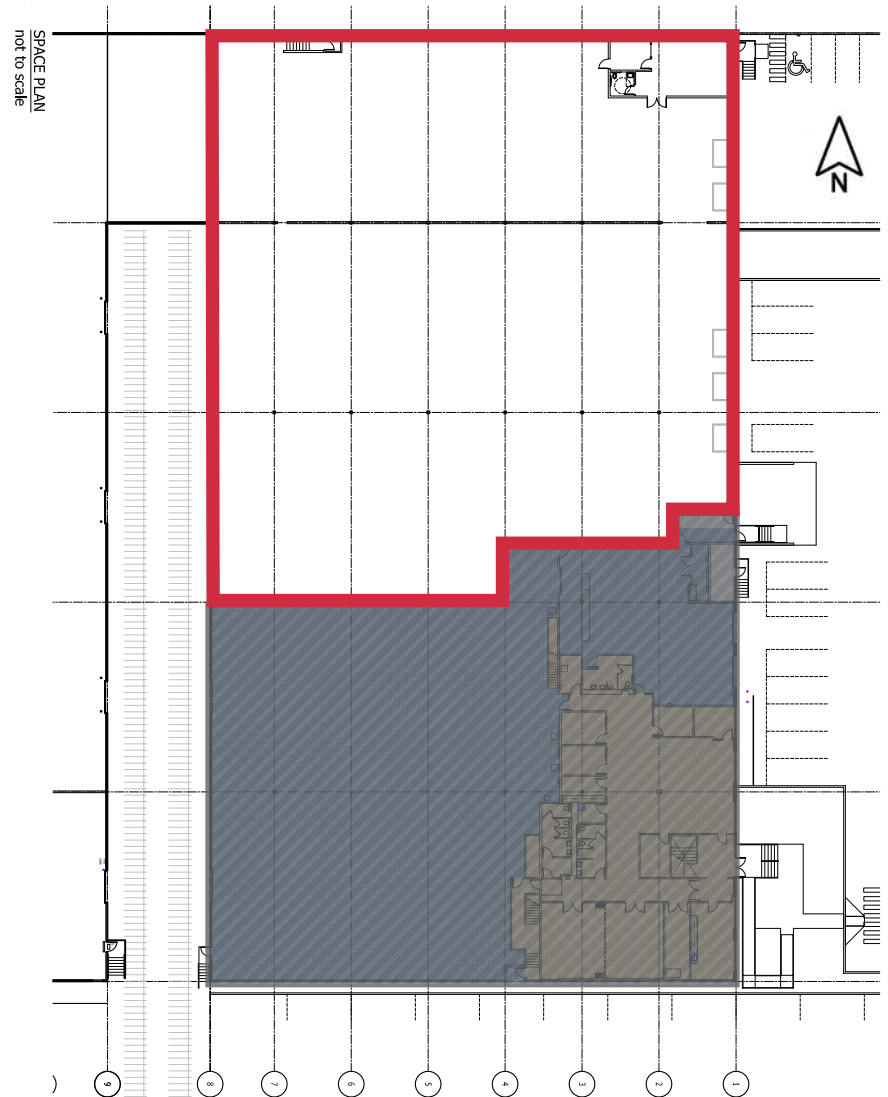
**AVAILABLE** November 1, 2023

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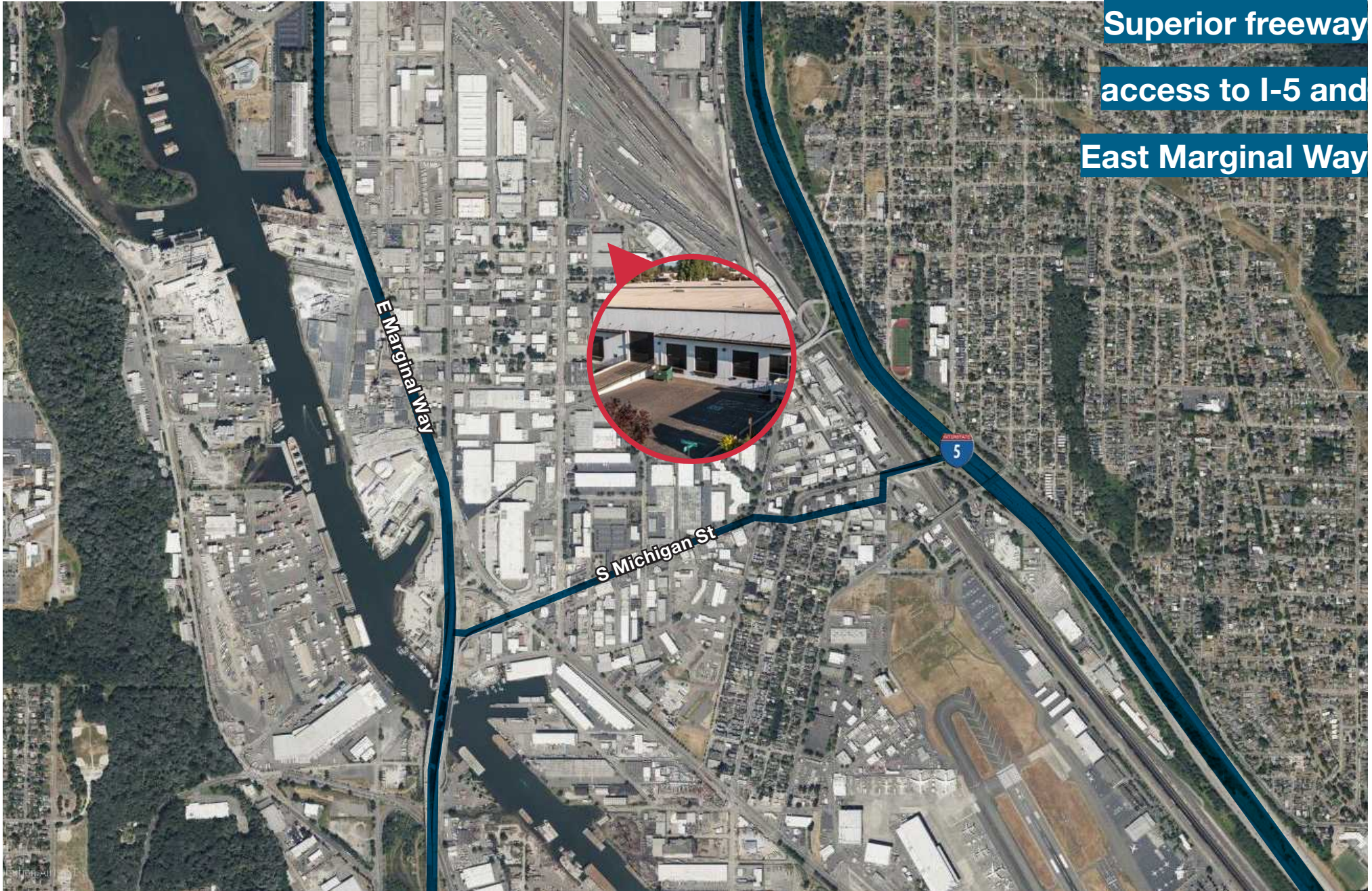
Walk Score

IG2-85

Zoning







Superior freeway

access to I-5 and

East Marginal Way

E Marginal Way

S Michigan St

5



# GEORGETOWN



Located within the industrial market, Georgetown is one of Seattle’s oldest neighborhoods. Don’t let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, Georgetown has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.

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**NAI** Puget Sound  
Properties